

THIS INSTRUMENT WAS PREPARED BY
Mark B. Miesse and Associates, P.C.
7518 Enterprise Avenue
Germantown, Tennessee 38138
901-759-3900
File No. 2073380 SD

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 26 day of July, 2005 and between

College Station, LLC, a MS Limited Liability Company

herein referred to as Grantor, and

Robert Todd Neal and wife Jesslyn Kaye Neal, as tenants by the entirety with full rights of survivorship and not as tenants in common hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of **DeSoto**, Mississippi:

Lot 42, College Crossing Subdivision, Section 11, Township 2S, Range 6 West, as shown on plat of record in Plat Book 91, Page 23 in the County Clerk's Office of DeSoto County, Mississippi which plat reference is hereby made for a more particular description of said property.

Parcel ID # Part of 2-06-1-11-00-0-00027-00 and 2-06-1-11-00-0-00027-08

Being part of the same property conveyed to the grantor herein by deed of record in Book 0419, Page 0212, in said Chancery Clerk's Office.

Tax Parcel ID: Part of 2-06-1-11-00-0-00027-00 and 2-06-1-11-00-0-00027-08

This conveyance is made subject to any and all Subdivision Restrictions, Building Lines Easements and Restrictive Covenants of record including but not limited to those in Plat Book 91, Page 23, Declaration of Covenants, Conditions and Restrictions of record at Book 496, Page 217 et seq, all in the above referenced Chancery Clerk's Office and except for 2005 DeSoto County taxes and 2005 City of Olive Branch taxes not yet due and payable.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except as set out above.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or its agent duly authorized so to do) the day and year first above written and caused its corporate name to be signed hereto by and through its proper officers

College Station, LLC

By: EDCO PROPERTIES, INC., Chief Manager and Member

BY: W. Terry Edwards

W. Terry Edwards, President

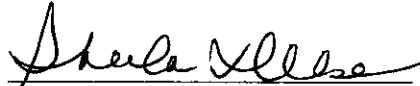
Signature of Seller

Noted
aw.

State of Tennessee, County of Shelby;

On this 27 day of July, 2005 before me, the undersigned Notary Public of the state and county mentioned, personally appeared W. Terry Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be President of EDCO Properties, a Corporation, and Chief Manager and Member of College Station, LLC, a MS Limited Liability Company and that for and on behalf of said Corporation as Chief Manager and Member of said Limited Liability Company, and as the act and deed of said Corporation, as Chief Manager and Member of said Limited Liability Company, and as the act and deed of said Limited Liability Company, he executed the foregoing instrument for the purpose therein contained, after having been duly authorized by said corporation and said Limited Liability Company so to do.

Witness my hand and official seal at office.


Notary Public

My commission expires: _____



Property Address:
4100 Lexi Drive
Olive Branch, MS 38654

Name and Address of Buyer (Grantee):
Robert Todd Neal, ~~a married man~~ and Jesslyn Kaye Neal
4100 Lexi Drive
Olive Branch, MS 38654
Work Phone No.: 901-854-3000
Home Phone No.: 901-854-9483

Person/Agency Responsible for Taxes:
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

Name and Address of Seller (Grantor):
College Station, LLC, a MS Limited Liability Company
6551 Stage Oaks Drive, Ste. 1
Bartlett, TN 38134
Work Phone No.: 901-382-0470
Home Phone No.: Use Work Phone of 901-382-0470

Return to:
Nashoba Escrow Company, Inc.
7518 Enterprise Ave.
Germantown, TN 38138SD
901-759-3900